

Arbor Hills Condominium Association

Board Meeting 01-16-13

Location: Clague Middle School Media Center 2616 Nixon Rd

Participates: Ig Justyna President, David Finnegan Vice President, Carla Charlebois, Treasurer, Jill Kulhanek Secretary, Vance Allen Director, Josh Meatte, Marcus Management

8:15- 9:00 PM: OPEN SESSION

Residents present Steve Haddrill, Brian Charnetski, Kami Meader, Chuck Daniels

Chuck Daniels addressed the BoD about the rentals advising there are now 26 rental properties in the AHCA. Chuck also advised 3419 Bayswater is a new rental property. Chuck previously emailed an updated rental property spread sheet to the BoD and Marcus Mngt.

Steve Haddrill and Brian Charnetski addressed the BoD about the LED lighting survey. David advised the information was sent back to Bonnie Demetral. Steve asked about interest in the survey, and it was suggested that a new updated proposal be put together and given to the association.

Steve and Brian inquired about the 70 responses from the last survey that was presented to the association and if the board supported the LED proposal from the 70 responses. David advised that 70 responses was not a majority of interest from the association as a whole and it did not seem conclusive about the LED lights. Jill asked Steve and Brian how many responses approved the LED lights and Steve advised 42 out of 70 responses approved the lights. Jill advised she did not think that was a sufficient amount to go forward with the proposal. Jill also asked for updated information.

Brian stated this proposal has been in the BoD hands for two years, and Ig disagreed advising there was a meeting in the summer of 2012 where the survey responses were discussed along with the direction the committee should proceed, Ig advised in the summer of 2012 meeting they asked the Solar/LED committee for additional information and the BoD never received the additional information. Steve and Brian disagreed.

Steve and Brian asked the number of residents would be needed for the BoD to consider approving this proposal, and the BoD advised at the time of this meeting

we would have to look at the bylaws and discuss what an appropriate number would be.

David suggested new quotes on the LED/Solar lighting, technology savings, educating the neighborhood about the lighting, possibly having quorums to discuss the issue, having a special meeting, David advised he did not believe the residents were comfortable with the information presented and wanted additional information.

Brian wanted to know if the BoD would commit to the proposal at this time, he wanted a special meeting, and then wanted to take a vote. Steve and Brian also wanted to discuss funding from the associations reserve account. The BoD advised this issue needed further discussion and the BoD had to look into what would be an acceptable number to approve this proposal and funding from the associations reserve fund. Steve and Brian were advised we would continue this discussion and let them know ASAP.

After the meeting Ig and David looked into the issues presented reference the Solar/LED lighting proposal and found in the AHCA bylaws sections 2.2.1 and 2.2.2 the lighting project would have to be funded by a special assessment and 60% (120 votes) of the co-owners approving, the BoD agreed with this information. Ig emailed this information to Steve, Brian, and Bonnie.

Kami Meader advised the BoD that the City of Ann Arbor sold property on Nixon Rd. north of Green Rd. to a developer who is contemplating a Senior Citizens Apartment Complex. Kami advised the BoD that the property sold butts up to the north end of Arbor Hills Community by the wetlands. Kami advised several years ago the association deeded the wet land property to the city with the ideal it would be donated to the Oakwood Nature Area. Kami is concerned that the developer may try and put a roadway through this area to connect to Arbor Hills Community. Kami asked the BoD to be aware of this issue and asked the BoD to consider attending a Planning Commission meeting and participate if the City tries to connect the two properties.

900 pm-Meeting adjourned.